

RENOVATIONS COMPLETE!

KIDDER.COM



# FOR SALE OR LEASE

*±53,395 SF Freestanding Industrial/Manufacturing Building*

8985 CRESTMAR POINT, MIRAMAR / SAN DIEGO, CA 92121



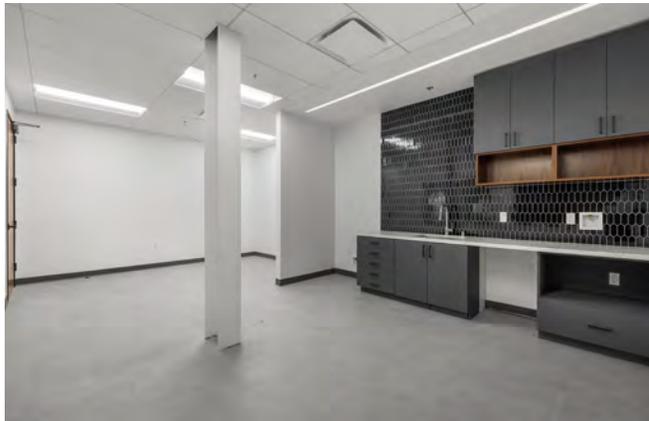
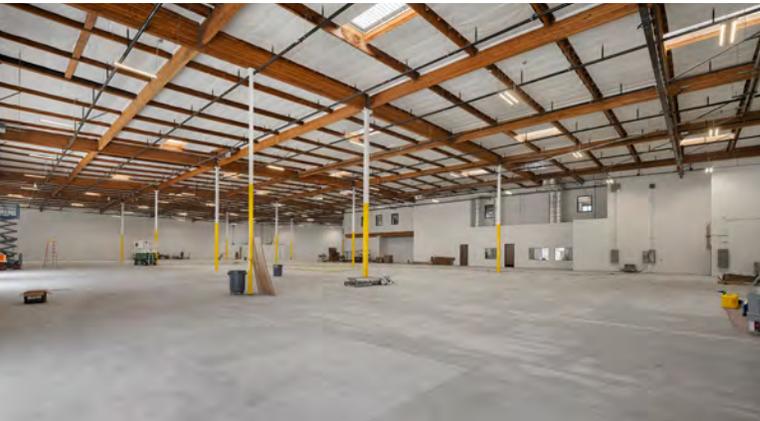


### PROPERTY HIGHLIGHTS

- Approx. 53,395 SF freestanding industrial / manufacturing building
- Extensive renovations - new office & warehouse areas, dock & grade loading, exterior painting, landscaping & parking lot
- Approx. 17% office & 83% high bay manufacturing / warehouse
- Approx. 2.88/1,000 on-site parking
- Centrally located in Miramar
- Fenced/secured - entire property is fully fenced and secured
- Fully Sprinklered 0.8 / 2,000
- Zoned IL-2-1
- 24' minimum clear height
- Natural gas service to the building
- 600A 277/480V power capacity\*
- Three (3) dock-high doors
- Three (3) grade level roll-up doors
- Sweeping views to the north from 2nd floor
- Lease Rate: Negotiable (\$.33/SF NETS)
- Sale Price: Negotiable

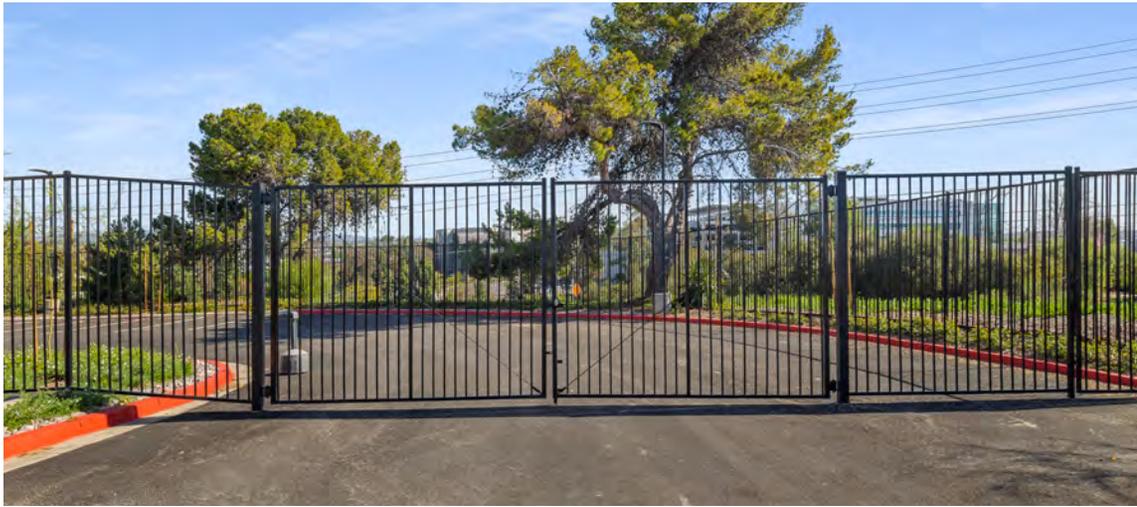
\*Tenant to verify power

# FULLY RENOVATED INTERIOR



8985 CRESTMAR POINT

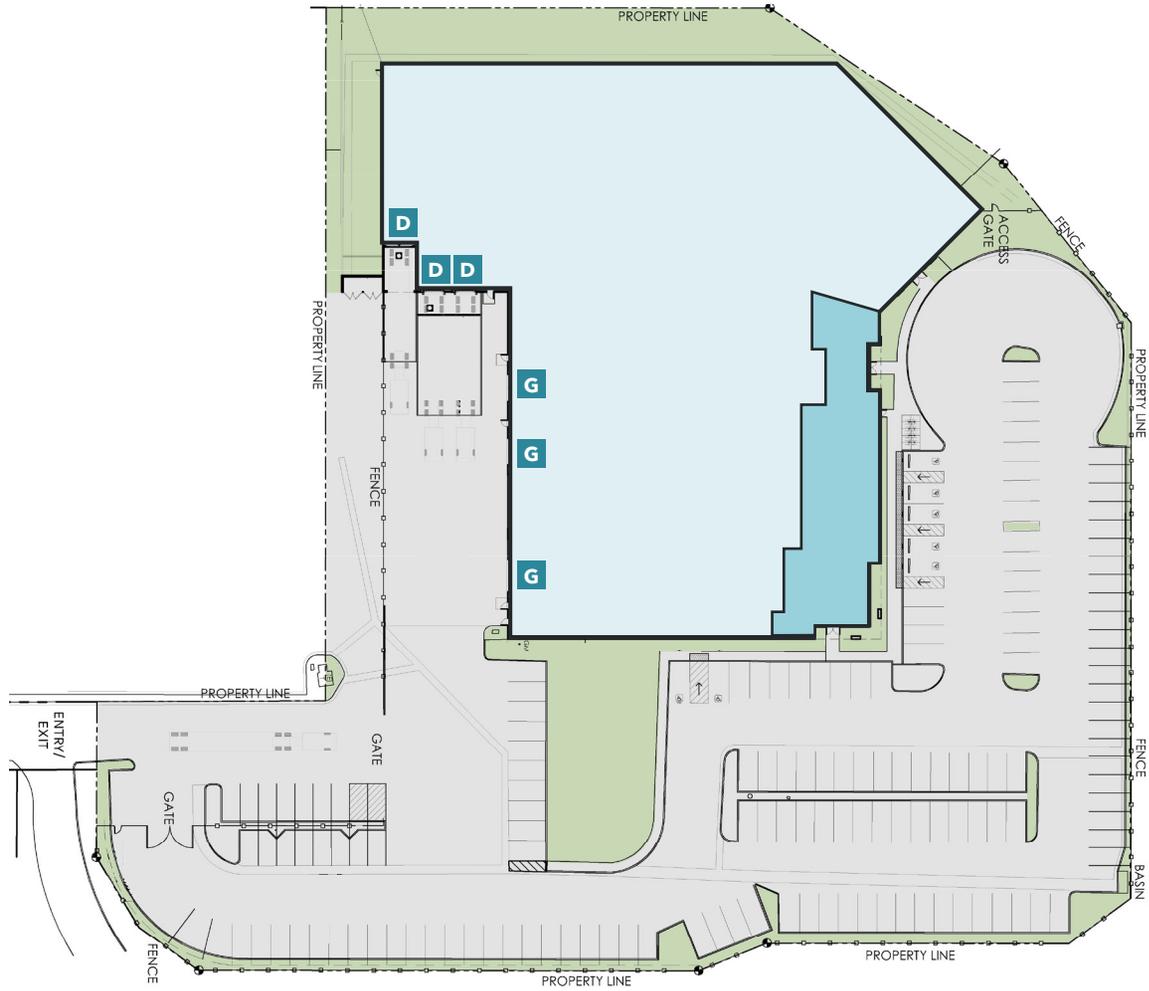
# FULLY RENOVATED EXTERIOR



AVAILABLE FOR SALE OR LEASE

KIDDER MATHEWS

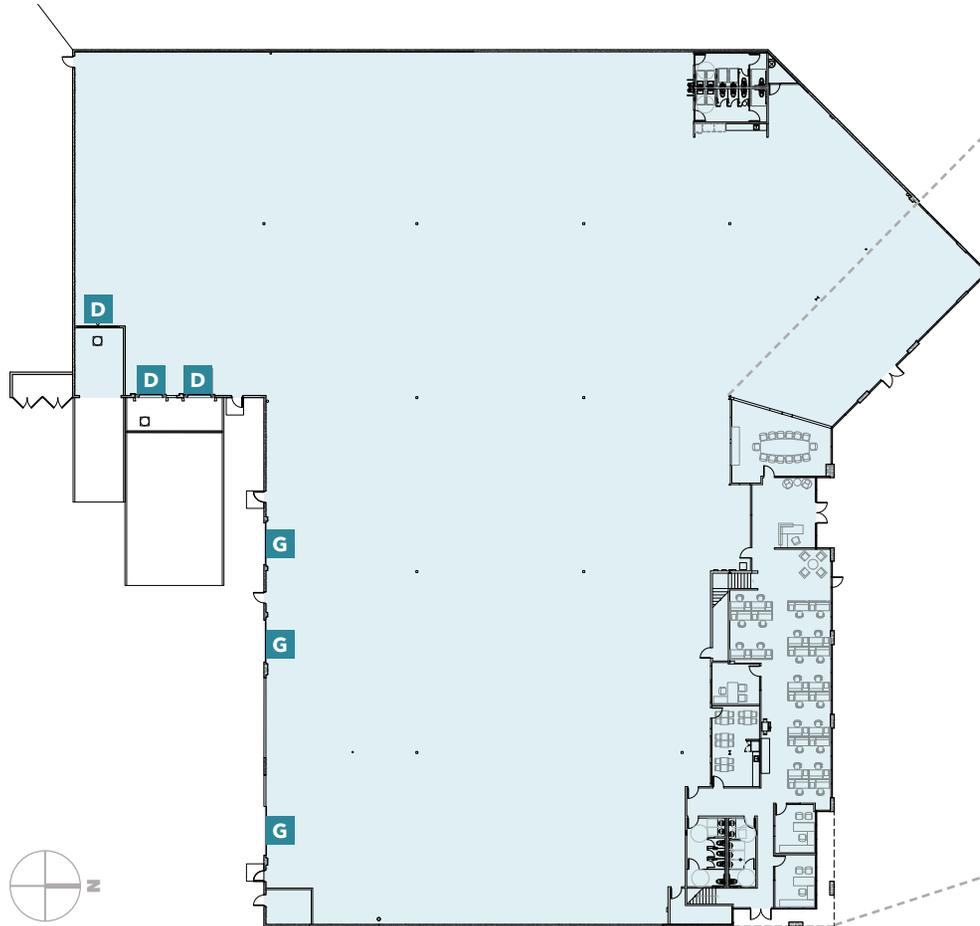
# SITE PLAN



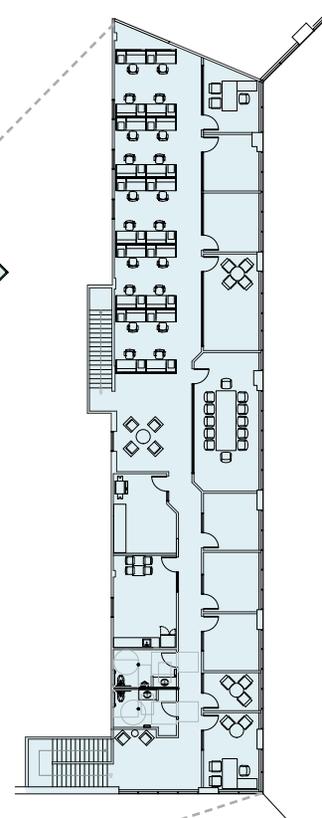
- D** Dock Door
- G** Grade Door

# FLOOR PLAN

## 1ST FLOOR



## 2ND FLOOR



*±53,395 SF*

AVAILABLE

*±44,325 SF*

WAREHOUSE

*±4,406 SF*

GROUND LEVEL OFFICE

*±4,754 SF*

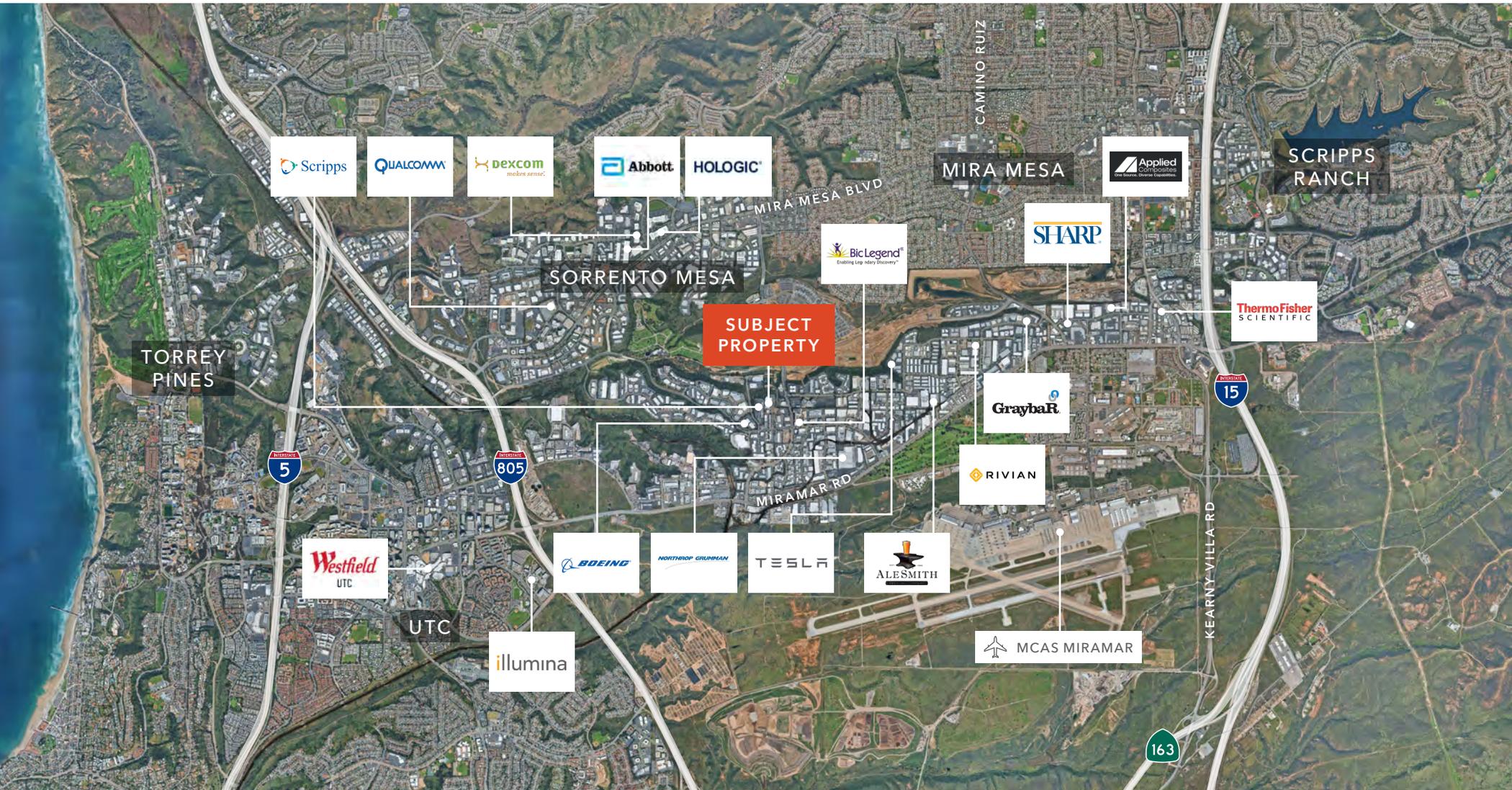
MEZZANINE LEVEL OFFICE



**D** Dock Door

**G** Grade Door

# CORPORATE NEIGHBORS



# NEARBY AMENITIES



# DEMOGRAPHICS

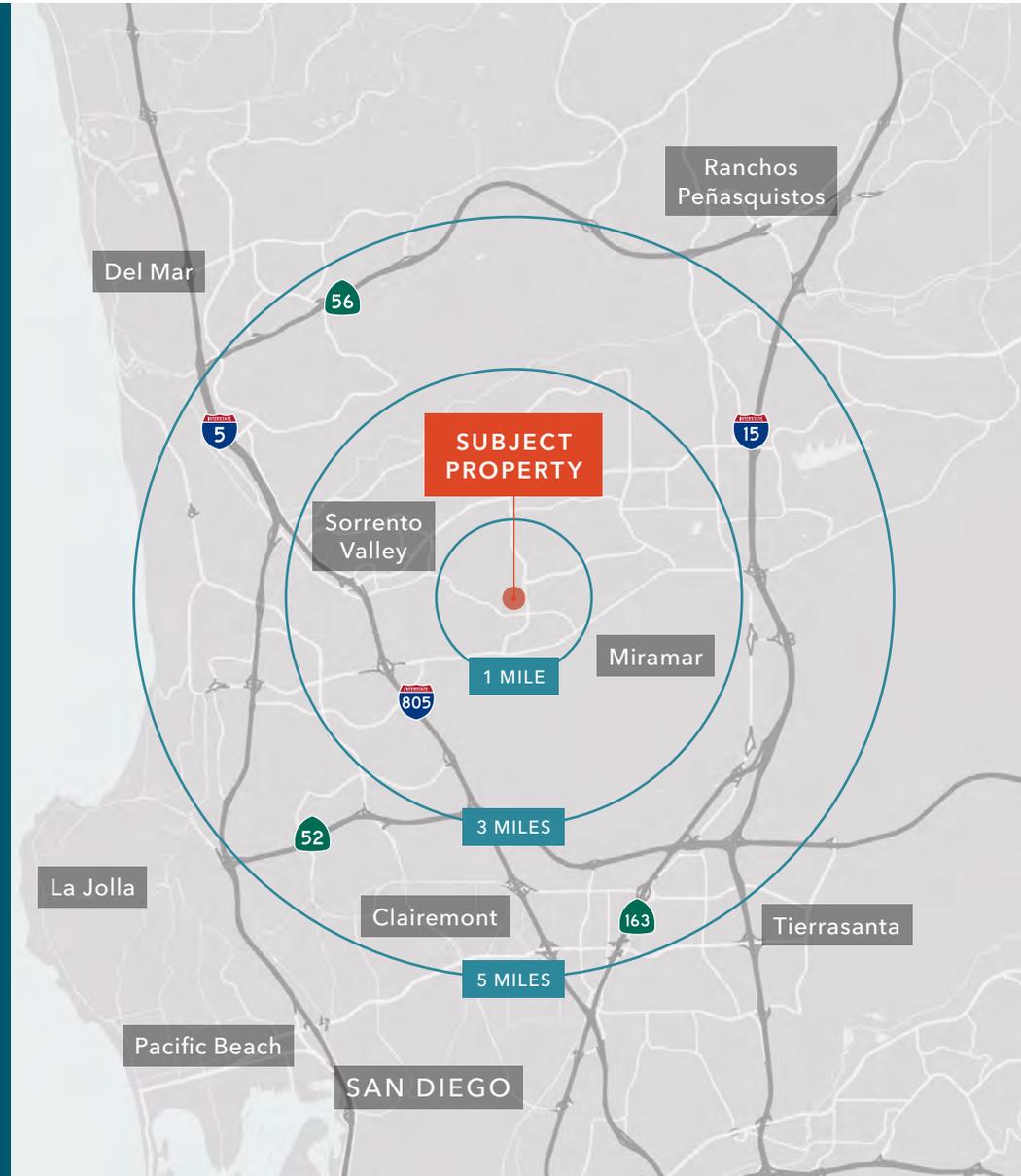
## POPULATION

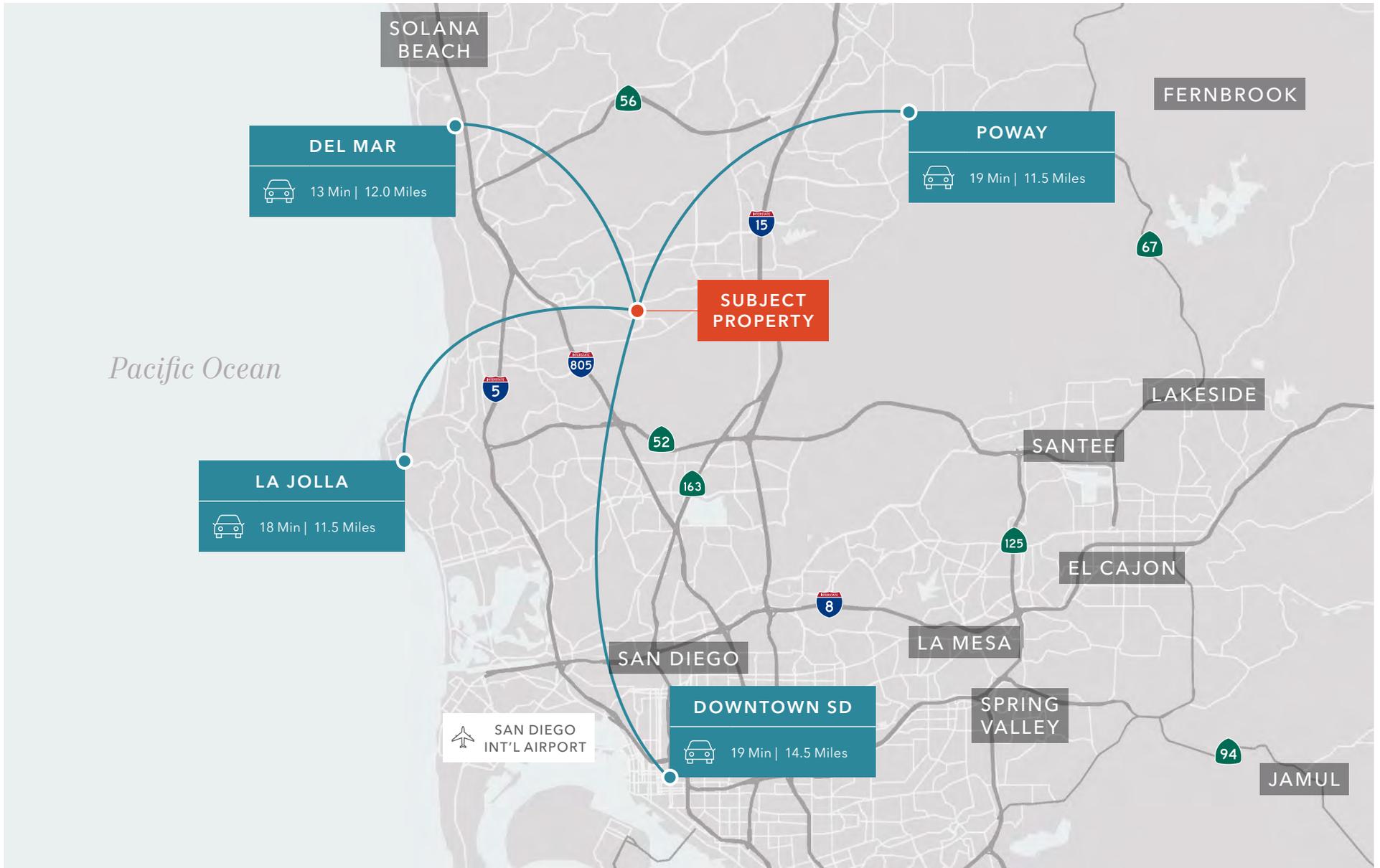
	3 Miles	5 Miles	10 Miles
2025 ESTIMATED	73,378	246,076	885,479
MEDIAN AGE	36.3	36.7	38.4
TOTAL BUSINESSES	8,158	19,264	57,449
TOTAL EMPLOYEES	110,518	232,997	557,005
WHITE COLLAR WORKERS	71%	76%	77%
BLUE COLLAR WORKERS	29%	24%	23%

## HOUSEHOLDS

	3 Miles	5 Miles	10 Miles
2025 ESTIMATED	25,359	88,226	353,848
AVERAGE HOUSEHOLD INCOME	\$169,140	\$178,756	\$181,383
AVERAGE HOUSEHOLD SIZE	2.7	2.6	2.4
MEDIAN HOME VALUE	\$901,183	\$1.05M	\$1.18M
OWNER-OCCUPIED	47%	50%	49%
RENTER-OCCUPIED	53%	50%	51%

Data Source: ©2025, Sites USA







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